

Preliminary for Review

MINUTES

STATE BUILDING COMMISSION MEETING

NOVEMBER 13, 2008

The State Building Commission met this day at 10:00 a.m. in House Hearing Room 30 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present.

Department of Safety
Department of Health
University of Tennessee
Tennessee Board of Regents
Military Department
Department of Finance and Administration
State Building Commission

Commissioner Dave Mitchell

Dr. John Petersen
Chancellor Charles Manning
General Gus Hargett

STATE BUILDING COMMISSION MEMBERS PRESENT

Jimmy Naifeh, Speaker of the House of Representatives
Ron Ramsey, Lieutenant Governor
Dave Goetz, Commissioner, Department of Finance and Administration
John G. Morgan, Comptroller of the Treasury
Riley Darnell, Secretary of State
Dale Sims, State Treasurer

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen

OTHERS PRESENT

Mike Fitts, State Architect
Alan Robertson, State Architect's Office
Charles Harrison, Comptroller's Office
Mark Wood, Secretary of State's Office
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Jerry Preston, Tennessee Board of Regents
Diane Uhler, Tennessee Board of Regents

Alvin Payne, University of Tennessee
George Criss, University of Tennessee
Gary Rogers, University of Tennessee
John Sealy, University of Tennessee
Russ Deaton, THEC
Stephanie Steele, THEC
John Carr, Finance and Administration
Nancy Blevins, Finance and Administration

Terry Mason, Finance and Administration
Col. Bill Wenzler, Military Department
Greta Dajani, Department of Safety
Bill Hedge, Department of Safety
Bill Finney, Real Property Administration
George Hyfamtis, QE2
Stephanie Johnston, Real Property Administration
Peggy Wilson, Department of Health
Eugene Neubert, Department of Health

Darryl Mott, Department of Finance and
Administration
Fred Hix, Mental Retardation Services
Barry Quinn, Barge Cauthen & Associates
Steve Westerman, Department of Finance and
Administration
Martin Miller, Turner Uniersal
Scott Hiett, Department of Finance and
Administration
Kim Adkins, lobbyist

Speaker Naifeh called the meeting to order at 10:10 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF SAFETY

Commissioner Dave Mitchell requested action on the following matter.

STATEWIDE

- 1) Approved a project and acknowledgement of the source of funding for **Statewide Security Consultant** at Drivers License Testing Centers, statewide, and the selection of Centric Architecture to design and supervise the project.

Estimated Project Cost: **\$150,000.00**
SBC Project No. *502/001-03-2008*

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DEPARTMENT OF HEALTH

State Architect Mike Fitts requested action on the following matter.

UPPER CUMBERLAND REGIONAL HEALTH FACILITY, COOKEVILLE, PUTNAM COUNTY, TENNESSEE

- 1) Approved a request to award a contract to Hardaway Construction Corporation, in the amount of \$9,499,000.00, based on results in response to the Best Value Option 2 Request for Proposals for **Upper Cumberland Regional Health Facility** at Cookeville, Putnam County, Tennessee.

Estimated Project Cost: \$15,400,000.00
SBC Project No. 408/009-01-2004

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UNIVERSITY OF TENNESSEE

Dr. John Petersen requested action on the following matter.

UNIVERSITY OF TENNESSEE AT KNOXVILLE, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$97,000,000.00 to \$103,000,000.00 (\$6,000,000.00 increase) for **Neyland Stadium Improvements, Phase 1A, B & C** at the University of Tennessee at Knoxville, Tennessee.

Revised Estimated Project Cost: \$103,000,000.00
SBC Project No. 540/009-02-2005

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TENNESSEE BOARD OF REGENTS

Chancellor Charles Manning requested action on the following matters.

Statewide

- 1) Approved a request for modification to the contract for **Performance Contracting Statewide**, to grant authorization extending the services of Ameresco Enertech, Inc. to the Middle and West regions of the state.

Estimated Project Cost: \$ 60,000,000.00
SBC Project No. 166/000-01-2002

Tennessee Technological University, Cookeville, Tennessee

- 1) Approved a request for a revision in estimated project cost and funding from \$1,860,000.00 to \$1,910,000.00 (a \$50,000.00 increase), and acknowledgment of source of funding, for **Hooper Eblen Center Basketball Offices** at Tennessee Technological University in Cookeville, Tennessee.

Revised Estimated Project Cost: \$1,910,000.00
SBC Project No. 166/011-07-2006

- 2) At the Board's request, the Commission referred to the Subcommittee, with authority to act, a request for a revision in estimated project cost and funding from \$6,500,000.00 to \$6,596,000.00 (\$96,000.00 increase), and acknowledgement of source of funding for **Science, Technology, Engineering, and Math Center** at Tennessee Technological University in Cookeville, Tennessee.

Revised Estimated Project Cost: \$6,596,000.00
SBC Project No. 166/011-01-2005

TENNESSEE TECHNOLOGY CENTER @ DICKSON, TENNESSEE

- 1) Approved a request for a revision in estimated project cost and funding from \$100,000.00 to \$125,000.00 (\$25,000.00 increase), acknowledgment of source of funding of a project for **Roof and Entryway Replacements** at the Tennessee Technology Center, Dickson, and authorization to award a contract to Southeast Contractors, Inc., Brentwood, in the amount of \$85,989.00, based on bids received October 29, 2008.

Revised Estimated Project Cost: \$125,000.00
SBC Project No. 166/046-01-2007

Discussion of Bids

- 1) **TTC @ Crump, Crump**
(Otis Floyd Technology Building Roof Replacement)
SBC Project No. 166/084-01-2007
Bid date: 11-05-2008
SBC Action: No action required
- 2) **Columbia State Community College**
(Library Basement Update)
SBC Project No. 166/015-01-2006
Bid date: 11-12-2008
SBC Action: Referred to Subcommittee with authority to act
- 3) **Tennessee Technological University**
(Fire Alarm System Update)
SBC Project No. 166/011-02-2003
Bid date: 11-12-2008
SBC Action: Referred to Subcommittee with authority to act
- 4) **Tennessee State University**
(Several Bldgs. Window & Waterproofing Corrections)
SBC Project No. 166/001-03-2006
Bid date: 11-12-2008
SBC Action: Referred to Subcommittee with authority to act

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MILITARY DEPARTMENT

General Gus Hargett requested action on the following matters.

HOUSTON BARRACKS, NASHVILLE, DAVIDSON COUNTY, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$1,698,222.77 to \$2,044,022.77 (\$345,800.00 increase) for **Rehab Building 102** at Houston Barracks, Nashville, Davidson County, Tennessee.

Revised Estimated Project Cost: **\$2,044,022.77**
SBC Project No. 361/067-01-2007

- 2) Approved a request to cancel a project for **USPFO Addition / Alteration** at Houston Barracks, Nashville, and to rescind the selection of the joint venture design firm.

Estimated Project Cost: **\$25,834,220.00**
SBC Project No. 361/067-02-2007

VOLUNTEER TRAINING SITE, SMYRNA, RUTHERFORD COUNTY, TENNESSEE

- 1) Approved a request to preplan a project for **USPFO Warehouse** at Volunteer Training Site, Smyrna, Rutherford County, with the selection of a designer referred to the Subcommittee, with authority to act.

Estimated Project Cost: **\$12,500,000.00**
Estimated Planning Cost: **\$ 500,000.00**
SBC Project No. 361/079-01-2008

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DEPARTMENT OF FINANCE AND ADMINISTRATION

DIVISION OF MENTAL RETARDATION SERVICES

- 1) State Architect Mike Fitts presented a request for grants to the Greeneville Utility Commission and Chuckey Utility District for **ICF/MR Group Homes** in the vicinity of Greene Valley Developmental Center, Greene County, Tennessee. The Commission questioned the high cost of the utility extensions. Mr. Fitts explained that the buildings required commercial level sprinkler systems and the residential locations would not support the water demands without extending much larger lines. Comptroller Morgan asked if the utility companies were benefiting from the new lines by adding new taps. Mr. Fitts said they were negotiating that issue with the utility companies. After discussion, the request was approved as presented.

Estimated Project Cost: \$19,520,000.00
SBC Project No. 346/000-05-2005

CITIZEN'S PLAZA STATE OFFICE BUILDING, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Interior Renovation, Phase 3**, at Citizens Plaza State Office Building, Nashville Tennessee, and the selection of Street Dixon Rick Architects to design and supervise the project.

Estimated Project Cost: \$5,700,000.00,
SBC Project No. 529/076-01-2008

DAVID CROCKETT STATE PARK , LAWRENCEBURG, TENNESSEE

- 1) Referred to the Subcommittee, with authority to act, a request for approval of a revision in scope of a project for **New Cabins** at David Crockett State Park, Lawrenceburg, Tennessee, to reduce the number of proposed new cabins from ten to seven cabins.

Estimated Project Cost: \$2,250,000.00,
SBC Project No. 126/033-01-2006

TENNESSEE STATE CAPITOL, NASHVILLE, TENNESSEE

- 1) Approved the selection of Roy Butler, sculptor, and execution of a personal services contract in accordance with his proposal to create a commemorative bust of Representative Sampson W. Keeble, the first African-American representative to the Tennessee General Assembly, in accordance with House Joint Resolution 1092.

Estimated Project Cost: \$40,000.00
SBC Project No. 529/000-25-2007

ANNUAL REPORT

- 1) The Commission accepted the **Facilities Revolving Fund** Annual Report of Revenue and Expenditures for the period July 1, 2007- June 30, 2008.

NEW STATE DATA CENTER, TENNESSEE SOUTH

- 1) Approved the Early Design Phase of a project for **New State Data Center** at Tennessee South as presented by Hawkins/Wright with Sigma7 Design Group, a joint venture.

Estimated Project Cost: \$44,000,000.00
SBC Project No. 529/031-01-2007

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STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on October 11, 2008.

**REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED
10% OF BASE CONTRACT AMOUNT**

- 1) **Tennessee Rehabilitation Center**
(Campus Lighting Upgrade)
Change Order No. 1
Change Order Amount: \$23,059.35
Change Order Percent: 22.6
Cumulative Percent 22.6
SBC Project No. 442/006-02-2006
- 2) **Tennessee State University**
(Several Buildings Windows/Waterproofing Corrections)
Change Order No. 13
Change Order Amount: \$14,401.97
Change Order Percent: 0.80
Cumulative Percent 10.26
SBC Project No. 166/001-03-2006
- 3) **Tennessee Technological University**
(Science, Technology, Engineering and Math Center)
Change Order No. 2
Change Order Amount: \$63,110.00
Change Order Percent: 25.81
Cumulative Percent 25.81
SBC Project No. 166/011-01-2005
- 4) **Middle Tennessee State University**
(Monohan & Lyon Housing Renovations)
Change Order No. 4
Change Order Amount: \$444.88
Change Order Percent: 0.27
Cumulative Percent 14.13
SBC Project No. 166/009-08-2004
- 5) **Andrew Johnson Tower**
(Server Room)
Change Order No. 1
Change Order Amount: \$32,222.19
Change Order Percent: 23.0
Cumulative Percent 23.0
SBC Project No. 529/078-01-2007

- 6) **Tennessee Technology Center – Ripley**
(Mechanical Systems Updates)
Change Order No. 1
Change Order Amount: \$10,959.34
Change Order Percent: 10.29
Cumulative Percent 10.29
SBC Project No. 166/000-02-2006
- 7) **Alvin C. York Institute**
(Covered Walkway)
Change Order No. 2
Change Order Amount: \$21,760.00
Change Order Percent: 08.3
Cumulative Percent 15.02
SBC Project No. 168/001-02-2005

DESIGNER SELECTION LIST

Approved the following designer selections as recommended:

- 1) **Department of Safety**
(Statewide Security Consultant)
Estimated Project Cost: \$150,000.00
SBC Project No. 502/001-03-2008
Designer: **CENTRIC ARCHITECTURE**
- 2) **Volunteer Training Site – Smyrna**
(USPFO Warehouse – Preplan)
Estimated Project Cost: \$12,500,000.00
Estimated Planning Cost: \$ 500,000.00
SBC Project No. 361/079-01-2008
Designer: **REFERRED TO SUBCOMMITTEE
WITH AUTHORITY TO ACT**
- 3) **Tennessee State Capitol**
(Sculptor for Bust of Sampson W. Keeble)
Estimated Project Cost: \$40,000.00
SBC Project No. 529/000-25-2007
Designer: **ROY BUTLER**
- 4) **Citizens Plaza State Office Building**
(Interior Renovations – Phase 3)
Estimated Project Cost: \$5,700,000.00
SBC Project No. 529/076-01-2008
Designer: **STREET DIXON RICK**

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There being no further business, the meeting adjourned.

Approved by: _____

M.D. Goetz, Jr., Commissioner
Department of Finance and Administration